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AGENCY: Office of State Budget

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SUBJECT: Real Property Acquisitions

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The Office of State Budget recommends approval of the following other real property acquisitions:

- (a) **Agency:** **Department of Natural Resources**  
**Acreage:** The remaining 44% undivided interest in 25,668± acres, known as the Woodbury Tract  
**Location:** On US Highway 378 between the Great Pee Dee River and Little Pee Dee Rivers at Britton's Neck  
**County:** Marion County  
**Purpose:** To protect wildlife habitat and 27 miles of river frontage.  
**Appraised Value:** \$39,800,000  
**Price/Seller:** \$12,970,000 for the remaining 44% interest / The Conservation Fund and The Nature Conservancy  
**Source of Funds:** Federal and Other, Heritage Land Trust  
**Project Number:** P24-9891  
**Environmental Study:** Approved  
**Building Condition** N/A  
**Assessment:**  
**Additional Annual Op Cost/SOF:** Additional annual operating costs of \$25,000 will be paid from Heritage Trust management funds, timber revenues, and federal funds.  
**Current Year Property Tax:** \$71,706  
**Approved By:** JBRC on 5/2/07  
**Additional Information:** The total purchase price is \$28,930,000. DNR purchased the 56% undivided interest in August 2006 with intent of purchasing the remaining 44% interest when funds became available in 2007. This request will complete the purchase and also includes approval of a budget increase to the permanent improvement project to \$28,950,000 from the fund sources noted above.

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- (b) **Agency:** Department of Parks, Recreation, and Tourism  
**Acreage:** 300 ± acres of woodland property  
**Location:** On the state line adjacent to Jones Gap State Park  
**County:** Greenville County  
**Purpose:** To accept the donation of property to extend the protected area around Jones Gap State Park.  
**Appraised Value:** N/A  
**Price/Seller:** Donation / Naturaland Trust, Greenville, SC  
**Source of Funds:** N/A  
**Project Number:** P28-9694  
**Environmental Study:** Approved  
**Building Condition:** N/A  
**Assessment:**  
**Additional Annual Op Cost/SOF:** None  
**Current Year Property Tax:** None - Exempt  
**Approved By:** JBRC on 5/2/07  
**Additional Information:** Title to all property held in a state agency or department name has been transferred to the State under the control of the Budget and Control Board. These properties must be titled to the State of South Carolina.
- (c) **Agency:** Employment Security Commission  
**Acreage:** 1.45± acres  
**Location:** On South Church Street in Spartanburg  
**County:** Spartanburg  
**Purpose:** To construct a new One Stop Resource Center building.  
**Appraised Value:** \$215,000  
**Price/Seller:** \$205,000 / Arts Partnership of Greater Spartanburg  
**Source of Funds:** Federal  
**Project Number:** R60-9523  
**Environmental Study:** Approved

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Building Condition

N/A

Assessment:

Additional Annual Op

Cost/SOF:

Additional annual operating cost of \$500 for insurance on the property will be paid from federal funding. In the future, ESC plans to construct a new 16,000 square foot One Stop Resource Center for approximately \$4 million which will be funded with federal funds.

Current Year Property Tax:

None - Exempt

Approved By:

JBRC on 5/2/07

Additional Information:

This acquisition involves the swap of a .41 acre tract of land owned by ESC, appraised at \$17,500, as part of the purchase price. ESC will pay \$187,500 for the property and swap the .41 acre tract to the Arts Partnership. Further, title to all property held in a state agency or department name has been transferred to the State under the control of the Budget and Control Board. These properties must be titled to the State of South Carolina.

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BOARD ACTION REQUESTED:

Approve the property acquisitions as requested.

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ATTACHMENTS:

Agenda item worksheet and attachments